

Plan Commission Meeting Report (Unofficial)
for January 11, 2010

The annual organizational details were taken care of including re-electing Tom Cornwell as Chair and Lou Mellen as Vice Chair. Tom Cornwell and Jane Dickey will continue to serve on the Board of Zoning Appeals (BZA) as the two citizen members from the Plan Commission. Plan Commission meetings will continue to be held as needed on the 2nd Monday of the month at 7:30pm. The Chesterton Tribune will continue to be used for public notices. The formal record of the Plan Commission will continue to be the approved monthly minutes.

Old Business

Harris 4-Lot Subdivision #12 -- Mike Harris recently re-submitted his subdivision plans in greater detail than previously. The main change was the location of private drive -- now to be located in the southern part of the subdivision, still running from west to east. A 15' walking easement will run along the southern boundary of the subdivision. Indiana American Water will provide the water. The septic systems have been approved. The zoning is R1 Residential (single-family detached dwelling). Drainage tiles will be installed under the private drive to facilitate water runoff -- but no new drainage patterns are being created. Covenants will outline the private drive's maintenance and snow plowing guidelines, and how these costs will be apportioned among the four lots. At this point, no plans or guidelines for lot sales or for builders/contractors have been defined. Mr. Harris' wish was to have the Plan Commission complete their due diligence and give the go ahead for a public hearing in February.

After extensive discussion, the Plan Commission determined that a February public hearing is too optimistic; March may be possible pending a review of the plans by Great Lakes Engineering. The 15' walking easement should ideally be dedicated Dune Acres parkland. Input is needed from the DA Fire Commissioner Mark Bapst and the Porter Fire Department regarding possible additional fire hydrants. The location of any dry wells relative to any of the septic systems needs to be reviewed to ensure no water from the dry well will interfere with a septic system. The trees that will be removed for the private drive need to be marked per DA Code.

Although the DA Comprehensive Plan was added to the agenda, it was not discussed.

New Business

The owners of 18 Hill Drive discussed preliminary sketches, concepts and ideas for new, innovative house construction on this challenging lot. The owners would like to break ground this spring.

Bob Evans
January 14, 2010

This unofficial report will remain on the DA website until the official minutes for this meeting are approved and posted.